



TOWN OF WEST HARTFORD

November 7, 2018 / Item # 5  
January 7, 2019 / Item # 5

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-4331  
TEL: 860.561.7555 FAX: 860.561.7904  
[www.westhartfordct.gov](http://www.westhartfordct.gov)



**PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES**  
**ACTIVITY: (check one of the following)**

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

File #: 1090

Date Received: 10.26.18

Street Address of Proposed Activity: 27 Park Road and 14 Ringgold Street

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$435 Surcharge Fee: \$60 Affidavit Fee: \_\_\_\_\_

Applicant's Interest in Property: Contract Purchaser

**Brief Description of Proposed Activity:** Proposed redevelopment activities are isolated to minor grading work along the wetland boundary and development within the 150' Upland Review Area, within previously developed and disturbed areas. Please see submitted materials for additional information.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

**Sisters of Saint Joseph Corporation**

**Record Owner's Name**

650 Willard Avenue

**Street**

Newington CT 06111

**City** **State** **Zip**

sbamcsj@gmail.com

**Telephone #**

**Contact Person:**

Robin Messier Pearson, Esq.

**Name**

Alter & Pearson, LLC

701 Hebron Avenue, P.O. Box 1530

**Street**

Glastonbury CT 06033

**City** **State** **Zip**

(860)652-4020

**Telephone #**

rpearson@alterpearson.com

**Email Address**

**LEX-LAZ WEST HARTFORD, LLC**

**Applicant's Name**

c/o Lexington Partners, LLC, its Manager

30 Lewis Street - 4th Floor

**Street**

Hartford CT 06103

**City** **State** **Zip**

(860)520-1005 ext. 102

**Telephone #**

Lexington Partners, LLC

**Applicant's Signature:** Martin J. Kenny, its Manager

**Signature of Owner/Authorized Agent:** Barbara Mullen, C.S.J

**Its President**

ALTER  
PEARSON, LLC

ATTORNEYS AT LAW

Robin Messier Pearson

rpearson@alterpearson.com



701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

October 26, 2018

**HAND DELIVERED**

Inland Wetlands & Watercourses Agency  
Town of West Hartford  
c/o Todd Dumais, Town Planner  
Town Hall  
50 South Main Street  
West Hartford, Connecticut, 06107

**Re: Permit to Conduct Regulated Activities Associated with Amendment to SDD # 145 for a 294 Unit Multifamily Development within a New Building and Portions of the Existing Building, 27 Park Road and 14 Ringgold Street, West Hartford.**

Dear Mr. Chairman and Members of the Inland Wetlands & Watercourses Agency:

This office represents LEX-LAZ WEST HARTFORD, LLC, ("Lex-Laz"), the contract purchaser of property owned by the Sisters of Saint Joseph Corporation at 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut ("Property"). A permit to conduct regulated activities associated with the construction of a somewhat larger multifamily development on the Property known as "Arcadia Crossing" was approved by the Agency on January 4, 2016 and the Town Council on January 12, 2016, but that development did not go forward. An application to amend the existing special development district plan will be filed shortly with the West Hartford Town Council based on the same plans provided to you today.

The proposed development includes construction of a new, five-story residential apartment building with associated amenity spaces of approximately 230,100± square feet and renovations to a portion of the existing structure of 105,120± square feet. The remaining portion of the existing structure will continued to be used by the Sisters.

The proposed regulated activities are limited to minor grading work along the wetland boundary and construction activity related to the proposal including new parking and driveways, walkways, drainage system, utility installation and landscaping within the 150' upland review area. Note

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that much of the activity will take place in areas that have been previously developed or disturbed.

The following documents and plans in support of this application are provided:

1. Application Form (original and 12 copies);
2. Statewide Inland Wetlands & Watercourses Activity Reporting Form, Connecticut Department of Energy & Environmental Protection (13 copies);
3. Stormwater Management Report for ONE PARK by Langan, dated October 26, 2018 (13 copies);
4. Wetland Evaluation Report for Proposed One Park Development by All-Points Technology Corporation, P.C. dated October 26, 2018 (13 copies);
5. Plans entitled: "ONE PARK ROAD 27 PARK ROAD & 14 RINGGOLD STREET, WEST HARTFORD, CONNECTICUT WETLANDS AND SDD APPLICATION (WETLANDS SUBMISSION DATE: 10/26/2018) (SDD #145-R1-18 AMENDMENT SUBMISSION DATE: 11/2/2018) Owner Sisters of Saint Joseph Corporation 650 Willard Avenue Newington, CT 06111 Applicant LEX-LAZ WEST HARTFORD, LLC, c/o: Lexington Partners, LLC 30 Lewis Street, 4<sup>th</sup> Floor Hartford, CT 06103", consisting of 33 sheets including the cover sheet dated 10/26/2018. (3 full size and 13 reduced sized plan sets); and
6. Filing fee (check # 5752) payable to the Town of West Hartford.

We look forward to presenting this application to the Agency. Thank you.

Very truly yours,

ALTER & PEARSON, LLC



Robin Messier Pearson, Esq.  
Attorneys for LEX-LAZ WESTHARTFORD, LLC



## **WETLAND EVALUATION REPORT**

**October 26, 2018**

**Langan Engineering and Environmental Services  
Long Wharf Maritime Center  
555 Long Wharf Drive  
New Haven, CT 06511**

**APT Project No.: CT361410**

**Attn: Nathan Kirschner, Sr. Project Manager**

**Re: One Park  
Sisters of St. Joseph  
27 Park Road & 14 Ringgold Street  
West Hartford, Connecticut**

Dear Mr. Kirschner,

All-Points Technology Corporation, P.C. ("APT") understands that LEX-LAZ West Hartford, LLC proposes redevelopment of the Sisters of St. Joseph property at 27 Park Road and 14 Ringgold Street in West Hartford, Connecticut ("Subject Property") with new building additions, expansion of parking areas and significant improvements to the stormwater management system. This wetland evaluation report supplements other materials submitted as part of a Permit Application for Inland Wetlands & Watercourses Activity to the Town of West Hartford Inland Wetlands and Watercourses Agency ("IWWA"). The following document provides a description of the functions and values of the two wetlands located on the Subject Property, a discussion of the proposed regulated activities, an analysis of impacts to wetland functions and values by the proposed regulated activities and a description of mitigation measures proposed to compensate for unavoidable impacts.

In preparation of this report, a project plan set dated October 26, 2018 Sheet CG101 – Grading and Drainage Plan prepared by Langan for the Inland Wetlands Permit Application was reviewed.

The Subject Property consists of a ±22-acre property at the intersection of Park Road and Prospect Avenue that is currently developed by the Sisters of St. Joseph with a large convent building, chapel, paved accesses and parking areas, cemetery and expansive grounds. Undeveloped portions of the property consist primarily of a complex of wet meadows adjacent to a perennial stream system, bordering forested uplands, open maintained lawn areas, and forested seep wetlands. A total of five stormwater discharges to the perennial watercourse were observed: four of them from the Sisters of St. Joseph development, with three being direct discharges into the stream; the fifth is a direct discharge into the watercourse from the Ringgold Street closed drainage system.

Two wetland areas were identified on the Subject Property consisting of a complex of a perennial watercourse, bordering floodplain wetlands, wet meadows, and forested seep system (Wetland 1) and a small isolated, forested wetland depression (Wetland 2). In total, wetlands occupy ±3.5 acres of the Subject Property. Based upon a review of historic aerials and documents, the Subject Property has experienced historic alterations associated with various phases of developments that have occurred that have resulted in disturbances to the channel location of the perennial watercourse, bordering wetlands and adjacent uplands. Hand-dug soil test pits performed during the wetland boundary review revealed extensive alterations of the soil profile within significant portions of the Subject Property's wetlands, particularly the wetlands located in the southern portion of the property. Fill material containing brick debris

**ALL-POINTS TECHNOLOGY CORPORATION, P.C.**

☒ 3 SADDLEBROOK DRIVE • KILLINGWORTH, CT 06419 • PHONE 860-663-1697 • FAX 860-663-0935

☐ P.O. BOX 504 • 116 GRANDVIEW ROAD • CONWAY, NH 03818 • PHONE 603-496-5853 • FAX 603-447-2124

overlies original wetland soils throughout most of the southern wetland region. A review of historical records shows a former brick yard that operated on the adjacent property south of the Subject Property; this was likely the source of some of the wetland alterations and deposition of brick fill material.

### **Wetland Resources**

Matthew Gustafson and Dean Gustafson, Connecticut registered Soil Scientists with APT, performed a wetland inspection of the Subject Property in August 8 to verify the locations and extent of wetlands and watercourses based upon a delineation originally performed by others and approved as a map amendment by the Town of West Hartford Inland Wetlands and Watercourses Agency on December 8, 2015 (Application IWW #1040). The delineation methodology followed was consistent with both the Connecticut Inland Wetlands and Watercourses Act ("IWWA") and the 1987 Corps of Engineers Wetland Delineation Manual, which includes the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012). Significant alteration of wetland and adjacent upland soils were observed throughout the Subject Property which creates a challenge for both delineating wetlands and reviewing the previous wetland delineation. However, the previously permit-approved wetland delineation was found to be substantially correct.

Two wetland areas were identified on the Subject Property: Wetland 1, originating at a culvert outfall under Park Road in the northwest corner of the property drains south and east eventually draining under Prospect Avenue located in the southeast corner of the property and Wetland 2, located in the far southcentral portion of the Subject Property. A detailed description of wetland resources is provided below.

### **Wetland Description**

Wetland 1 consists of an unnamed perennial watercourse, a tributary to the South Branch Park river, and bordering wetlands. This watercourse drains south from a culvert outfall under Park Road flowing within a well-defined bank and incised channel. As it drains south it crosses under a foot bridge and turns to the east. The watercourse continues to flow east into a culvert under Prospect Avenue. Portions of this wetland serve as active floodplain areas to the watercourse. Bordering wetlands to the east, west, and north of the watercourse consist primarily of maintained lawn/open field areas that experience regular mowing and maintenance. Areas to the south of the watercourse consist of mature hardwood forest with several small seep wetland outbreaks that provide base flow to the watercourse. In addition, several stormwater outfalls were noted that directly discharge into the perennial watercourse.

An assessment of soils within active floodplain and adjacent wetland areas to the stream revealed a series of historic disturbances. Soil profiles within wetland areas in the southeast corner of the open field areas consisted of historic fill overlying native wetland soil profiles. Evidence of relic brick rubble and associated fill material was found in these test pits, particularly in the southern portion of the Subject Property. Within the delineated wetland limits, the historic overlying fill had formed poorly drained (and hydric) soil profile characteristics supporting the classification of these areas as regulated wetland resources. It was also noted that these adjacent wetland areas experienced varying degrees of regular and historic impacts through vegetation manipulation (mowing) and other historic filling operations.

Wetland 2 consists of a small isolated wetland pocket located in a small depression in the southcentral edge of the subject property. This wetland is perched at the top of a hillside. Based on water stained leaves it appears this area receives seasonal inundation ranging from 2 to 4 inches in depth, which would be considered insufficient to support vernal pool habitat. The depressional portion of the wetland is devoid of vegetation.

### **Soil Classification**

Soil types encountered during the wetland investigation were generally consistent with digitally available soil survey information obtained from the Natural Resources Conservation Service (NRCS) with the exception that no wetland soils on the Subject Property were mapped. Based on available information collected during the wetland investigation the mapped wetland soil associated with both wetlands is Aquents. The non-wetland soils were examined along the

wetland boundary and more distant upland areas during the delineation. They are dominated by Elmridge fine sandy loam and Udorthents-Urban land complex. Detailed descriptions of wetland and upland soil types are provided below.

#### **Wetland Soils:**

**Aquents** is a miscellaneous soil type used to denote man-made or man-disturbed areas that are wet. These soils have an aquic soil moisture regime and can be expected to support hydrophytic vegetation. Typically, these soils occur in places where less than 2 feet of earthen material have been placed over poorly or very poorly drained soils; areas where the natural soils have been mixed so that the natural soil layers are not identifiable; or where the soil materials have been excavated to the water table.

#### **Upland Soils:**

**Elmridge fine sandy loam** consists of very deep, moderately well drained soils formed in loamy over clayey sediments. They are nearly level to moderately steep soils on glacial lacustrine and marine terraces, and on lake plains. Slope ranges from 0 to 25 percent. Saturated hydraulic conductivity is high in the upper loamy horizons and low to moderately high in the underlying clayey horizons. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 43 inches.

**Udorthents-Urban Land Complex** is a miscellaneous land type consisting mostly of disturbed soils (cutting, filling & grading) such that the original soil profile can no longer be discerned, buildings, paved roads and parking lots.

#### **Wetland Evaluation**

There are many methods of evaluating wetlands, all incorporating different parameters to assess these resources. This study uses methodology recommended by the Corps, *The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach* issued by the Corps, dated September 1999. This evaluation provides a qualitative approach in which wetland functions can be considered Principal, Secondary, or unlikely to be provided at a significant level. Functions and values can be Principal if they are an important physical component of a wetland ecosystem (function only), and/or are considered of special value to society, from a local, regional, and/or national perspective. The Corps recommends that wetland values and functions be determined through "best professional judgment" based on a qualitative description of the physical attributes of wetlands and the functions and values exhibited.

The basis for determination of this qualitative approach relies on over 30 years of field experience and extensive knowledge of other scientific methods used for wetland evaluation purposes.

These functions and values can be grouped into four basic categories as follows:

##### **Biological Functions**

**Fish and Shellfish Habitat** — This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

**Wildlife Habitat** — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species should be considered. Species lists of observed and potential animals may be included in the wetland assessment report.

**Production Export (Nutrient)** — This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

## Hydrologic Functions

**Floodflow Alteration (Storage & Desynchronization)** — This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

**Groundwater Recharge/Discharge** — This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.

## Water Quality Functions

**Sediment/Toxicant/Pathogen Retention** — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

**Nutrient Removal/Retention/Transformation** — This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

**Sediment/Shoreline Stabilization** — This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

## Societal Values

**Recreation (Consumptive and Non-Consumptive)** — This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.

**Educational/Scientific Value** — This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.

**Uniqueness/Heritage** — This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

**Visual Quality/Aesthetics** — This value relates to the visual and aesthetic qualities of the wetland.

**Threatened or Endangered Species Habitat** — This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species. There are no rare species or critical habitat on or in the immediate vicinity of the subject property according to the Connecticut Department of Energy & Environmental Protection’s Natural Diversity Data Base Map of December 2017.

The degree to which a wetland provides each of these functions is determined by one or more of the following factors: landscape position, substrate, hydrology, vegetation, history of disturbance, and size. Each wetland may provide one or more of the listed functions at Principal levels.

The determining factors that affect the level of function provided by a wetland can often be broken into two categories. The effectiveness of a wetland to provide a specified function is generally dependent on factors within the wetland whereas the opportunity to provide a function is often influenced by the wetland’s position in the landscape and adjacent land uses. For example, a depressed wetland with a restricted outlet may be considered highly effective in trapping sediment due to the long residence time of runoff water passing through the system. If this wetland is located in gently sloping woodland, however, there is no significant source of sediment in the runoff therefore the wetland is considered to have a small opportunity of providing this function.

The following functions and values assessment include an evaluation of Wetlands 1 and 2.

#### **Biological Functions:**

Neither Wetland 1 nor 2 contain any potential for shellfish habitat. However, Wetland 1, consisting of a perennial stream, does have the potential for supporting fish habitat. During investigations of this resource, a number of small minnows were observed within this perennial stream. However, this stream is heavily impacted resulting from historic alterations of the stream including the channelization of the watercourse, culverted portions of the stream under Park Road and Prospect Avenue, and untreated stormwater discharges from the densely suburban developments that dominate the watershed. As such, Wetland 1 was deemed to support the Fish and Shellfish Habitat function at a Secondary level. Wetland 2 does not support the Fish and Shellfish Habitat function at either a Principle or Secondary level.

While Wetland 1 consists of a complex of wetland ecotypes ranging from an interior perennial stream, bordering floodplains and wet meadow areas, and forested seep wetlands, the ecological integrity of these resources are significantly diminished due to the fragmentation of the habitat from surrounding developments and heavily traveled roadways. In addition, bordering wetlands to the north and east of Wetland 1 consist of maintained lawn that experiences regular disturbance and mowing. During investigations of this wetland, wildlife observed utilizing this habitat consisted of habitat generalists and species habituated to the high level of human activity that exists both on the property and in the surrounding area. As a result, this wetland was assessed to support the wildlife habitat function at a Secondary level. As will be discussed in more detail in a subsequent section of this report, the proposed establishment of a more substantial vegetated buffer on the north and east of the perennial watercourse as part of the wetland mitigation plan would result in an improved wildlife habitat function, likely raising it to a Principle level.

The ecological integrity of Wetland 2 has been significantly compromised due its relatively small size, isolated nature, and impacted nature with high amounts of debris accumulation and landscape fragmentation. While this feature does hold seasonal saturation and inundation, it does not appear to maintain sufficient hydrology to support vernal pool breeding habitat. Therefore, the ecological integrity of Wetland 2 has been significantly compromised and as a result the wildlife habitat function is not supported by this wetland at a Principle or Secondary level.

As Wetland 1 consists of a complex of vegetative classes including mature forest, transitional scrub/shrub areas, and dense emergent/wet meadow vegetation it has the potential to produce food for several different types of wildlife. However, considering approximately half of the wetland consists of maintained lawn areas, this function is severely diminished. Therefore, Wetland 1 was assessed as supporting the production export (nutrient) function at a Secondary level. With the proposed establishment of a more substantial vegetated buffer on the north and east of the perennial watercourse the production export function would likely elevate to a Principle level.

Wetland 2, consisting a small isolated wetland pocket does not contain the necessary characteristics to produce either food or usable products in a significant capacity. As such Wetland 2 does not support the production export (nutrient) function at a Principle or Secondary level.

#### **Hydrologic Functions:**

Wetland 1, containing an interior perennial watercourse with narrow areas of active floodplain does support floodflow alteration. However, due to the relatively small areas of active floodplain and the incised nature of the stream bank, and lack of vegetative buffer within these areas, the floodflow alteration (storage and desynchronization) function is only provided at a Secondary level. With the addition of higher quality floodplain storage as proposed as part of this project, this function may be increased to a Principle level due to the opportunity within the watershed to better attenuate flood flows. Wetland 2, being a small isolated wetland depression does not support this function at a Principle or Secondary level.

Wetland 1 contains substantial potential for receiving overland and direct stormwater and groundwater discharges from proximate development and hillside seep wetland systems. In addition, as Wetland 1 contains a perennial stream it also has the potential for both water discharge and recharge to the local groundwater. Due to these factors, Wetland 1 was assessed as supporting the groundwater discharge/recharge function at a Principle level. The groundwater discharge/recharge function is not supported at a Principle or Secondary level by Wetland 2 due to its small size and isolation from other wetland resources.

#### **Water Quality:**

The highly developed surrounding environment provides an opportunity for these wetlands to provide sediment/toxicant/pathogen retention and nutrient removal/retention/transformation functions. Wetland 1 receives relatively high amounts of untreated stormwater from both the Subject Property and surrounding developments. Despite this opportunity, Wetland 1 does not contain significant areas that allow for the retention and treatment of received stormwater due to a lack of significant vegetated buffer, bordering floodplains, and backwater wetland areas. As such, Wetland 1 was determined to support these water quality functions at a Secondary level.

As Wetland 2 does not receive any point stormwater discharge, does not contain a high diversity or abundance of vegetation, and is small in size not allowing for a large volume of stormwater retention, this wetland does not provide water quality functions at a Principle or Secondary level.

Wetland 1, containing an interior perennial watercourse, does have the potential for sediment/shoreline stabilization. Despite a lack of continuous dense vegetation along the stream bank, the channel and banks of the perennial watercourse are relatively stable with minor areas of bank undercut and sloughing. As such, Wetland 1 supports the stream/shoreline stabilization function at a Principle level. The proposed wetland mitigation plan would further stabilize the stream bank with the elimination of mowing near the stream and the addition of native woody vegetation. Wetland 2 does not provide the sediment/shoreline stabilization function since there is no association with a pond or watercourse that would generate high flow velocities during storm events.

#### **Societal Values:**

Wetland 1, consisting of a complex of wetland types and vegetation classes in proximity to public roads, parking areas, and various types of development supports a large opportunity for societal values. However, due to the relatively small/narrow size of the watercourse and existing culverted stretches both upstream and downstream, a lack of hunting or fishing opportunities, and lack of recreational opportunities this wetland does not support the recreation value at a Principle or Secondary level. Wetland 1 does however support the educational/scientific value at a Secondary level due to the ease of access and proximity of wetland habitats; this is not supported at a Principle level due to the degraded ecological integrity. In addition, this wetland supports the visual/aesthetics value at a Secondary level due to the maintained nature of the banks of the perennial watercourse, existing gravel walkways, and the manicured lawn with open grown trees. The uniqueness/heritage value of Wetland 1 is diminished by the lack of: archaeological sites; unusual aesthetic quality; historical events; or unique plants, animals, or geologic features. As such, Wetland 1 does not support the uniqueness/heritage value at a Principle or Secondary level. The forestry potential is not supported due to the lack of mature hardwood trees of high board or cordwood value.

Wetland 2 provides little to no societal value. Although it appears to be in proximity to the existing Sisters of St. Joseph's infrastructure, access to this wetland is hindered due to steep topography, dense vegetation and lack of access. In addition, this wetland lacks ecological integrity which detracts from an educational value standpoint. In addition, the visual/aesthetic qualities are significantly degraded due to the surrounding development and disturbance that has altered and degraded this wetland. The forestry potential is not supported due to the lack of mature hardwood trees of high board or cordwood value.

Wetland 2 also does not support urban wetland quality values. This wetland provides little wildlife habitat and limited ecological integrity and visual/aesthetic quality. Since this wetland is surrounded by development it provides little or no habitat for wildlife, the wetlands could potentially be more significant from a wildlife function perspective due to the lack of wetland habitat in this type of developed setting. However, the wetland's small size and isolated nature would not support significant wildlife use.

#### **Threatened or Endangered Species Habitat:**

No State-listed Threatened, Endangered or Special Concern species are known to utilize the Subject Property or its wetlands based on available mapping (December 2017) from the Connecticut Department of Energy & Environmental Protection ("DEEP") Natural Diversity Data Base ("NDDB"). The nearest NDDB buffer area is located  $\pm 0.8$  mile to the northwest. As such, consultation with DEEP NDDB is not required for this project. Due to the relatively small forest patch size, limited size and degraded quality of these wetland resources through historic manipulation and stormwater inputs, and intensive use of the Subject Property the wildlife habitat value is highly compromised. Neither wetland supports this function at a Principle or Secondary level.

#### **Summary:**

**Table 1 - Wetlands Functions and Values Summary**

Wetland I.D. Number	Groundwater Recharge/	Floodflow Alteration	Fish & Shellfish Habitat	Sediment/Toxicant/	Nutrient Removal/Retention/ Transformation	Production Export	Sediment/Shoreline	Wildlife Habitat	Recreation	Educational/Scientific Value	Uniqueness/Heritage	Visual Quality/Aesthetics	Endangered Species Habitat
1	P	S	S	S	S	S	P	S	-	S	-	S	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-
P = Principal Function/Value													
S = Secondary Function/Value													
- = Not a Significant Function/Value													

#### **Proposed Regulated Activity**

The following section summarizes development activities classified as "regulated activities" as defined by the IWWA's regulations. The IWWA regulates activities in wetland and watercourses and upland areas within 150 feet of wetlands and watercourses, known as an upland review area. All proposed activities in wetlands and the 150-foot upland review area are shown in detail on the Project Site Plans, attached separately under separate cover. The proposed development has been designed to generally avoid impact to wetland resource areas and minimize development in the 150-foot upland review area while satisfying the minimum development program needs of the Applicant.

The proposed residential apartment development will consist of the redevelopment of the existing Sisters of St. Joseph with the construction of a five-story building and associated site improvements including a pool, pool house, parking, driveways, walkways, utilities, a comprehensive stormwater management system, and extensive landscaping. The redevelopment has been designed to minimize direct impact to wetland resources, which would be isolated to two

stormwater outfalls and a required flood compensatory storage area. All three of these areas represent proposed grade cuts within the wetland near the wetland boundary to convey positive flow either from the two controlled stormwater outfalls into the adjacent wetlands or in the case of the flood compensatory storage area, allow for an unrestricted surface hydraulic connection to the floodplain associated with the perennial stream.

Due to the location of Wetland 1, its associated floodplain and the development program needs of the proposed redevelopment, a compensatory flood storage is required to offset minor impacts to the floodplain. In addition, this wetland will be directly impacted by the proposed development resulting in the direct impact to  $\pm 11,823$  square feet of Wetland 1 along and proximate to the wetland boundary. The two stormwater outfalls would result in direct wetland impacts of  $\pm 1,961$  square feet. Proposed impacts to the 150-foot upland review area will total approximately 166,800 square feet ( $\pm 3.88$  acres).

### **Impact Analysis**

The fundamental concept of wetland impact analysis is based on the precept that wetland impacts should first be avoided where possible. Secondly, if practicable alternatives do not exist to avoid wetland impacts, then impacts should be minimized. Thirdly, mitigation should be considered for unavoidable wetland impacts, with consideration given to the loss of wetland functions and values that are important to the local region.

Unfortunately, avoiding impact to Wetland 1 is not possible while satisfying the minimum development program needs. Direct impacts to Wetland 1 will be minimized through the rough grading of an adjacent compensatory flood storage area located in the southcentral portion of the Subject Property, just north of Wetland 1. In order to provide hydrological connection from this flood storage area to Wetland 1, grading within the wetland boundary is unavoidable. In addition, some direct impact will be required through the construction of a stormwater outfall to allow for positive relief to Wetland 1 and prevent unintentional flooding.

However, when discussing development impacts that result in wetland loss, such impacts should be taken in context with the wetland functions and values that would be lost in order to determine if the wetland loss is significant or not. With the proposed development limiting its impacts to only previously disturbed and maintained lawn portions of Wetland 1, there would be no resulting loss of significant wetland functions and values. Please refer back to the previous Wetland Evaluation section for a detailed discussion of Wetland 1's functions and values. Therefore, although all wetlands have some level of intrinsic value, the loss of these two small wetland features is not considered a significant loss of wetland habitat to the local region or to the wetland resources of the Town of West Hartford.

Areas of indirect impact to Wetland 1's 150-foot upland review area are proposed to occur within historically degraded/filled areas which include developed pavement and building areas along with regularly maintained landscaping and lawn areas. Upland review areas can serve a number of important functions that support wetlands and watercourses including water quality protection (erosion control and sediment, nutrient, biological and toxics removal), hydrologic event modification and wildlife habitat. However, due to the existing developed and disturbed nature of the upland review area, such potential functions are not being supported. Therefore, proposed redevelopment activities would not result in a significant impact to functions and values being supported by nearby wetlands provided certain protective measures are implemented during construction (e.g., proper erosion control measures).

### **Mitigation**

To compensate for unavoidable impacts to wetlands and the 100-foot upland review area, a suite of mitigation measures is proposed to prevent short- and long-term indirect impacts to wetland resource areas. Details of proposed mitigation measures follows.

To compensate for the loss and impact to Wetland 1 a comprehensive wetland mitigation plan is proposed. This plan would consist of two approaches to enhance and recreate wetland resources on the subject property. The first strategy, the creation of a compensatory flood storage area, will consist of the grading of an area to allow for floodwaters from the perennial stream interior to Wetland 1 to capture floodwaters and retain them to allow for both

storage and treatment of said floodwaters. The bottom of the flood storage area will be planted with New England Wetland Seed Mix (provided by New England Wetland Plants Inc., or approved equivalent) that contains native grasses and forbs suitable for saturated and periodically flooded areas. Topsoil will be harvested from other areas of the site if needed to supplement existing topsoil at this location to ensure at least 8 to 10 inches of topsoil. The second, enhancement of wetland area bordering the perennial stream interior to Wetland 1 with a designated "No Mow" zone. This "No Mow" zone will be located adjacent to the watercourse and will allow the natural succession of plants to occur. Annual or bi-annual late fall mowing/treatment of the zone will be allowed to prevent the growth of invasive or undesirable species. This area will also be planted with a mixture of native shrubs and tree groupings to promote the natural succession of the area. In addition, a strip of daylilies will be planted along the boundary of the "No Mow" zone ranging in width from 2 to 4 feet wide to provide a visual boundary for maintenance staff and avoid unintentional mowing of this mitigation area. Full details of the proposed mitigation plan can be found on the Site Planting Plan, Drawing No. LV-100, of the Project Site Plans, attached separately under separate cover.

In addition, a comprehensive storm water management plan is proposed to handle the additional stormwater generated by the proposed development. This plan will include the abandonment of the three existing direct discharge points to the perennial stream interior to Wetland 1, which currently discharge untreated stormwater. The two new stormwater outfalls will be located near the wetland edge, resulting in the discharge of treated stormwater and a significantly longer travel path before reaching the watercourse. The proposed comprehensive stormwater management system has been designed in accordance with the town of West Hartford Design Requirements, guidance provided by the town of West Hartford Engineering Department, the 2004 Stormwater Quality Manual, and the 2000 CT DOT Drainage Manual. The system incorporates significant stormwater quality measures and maintains or decreases the rate of runoff for all storm events analyzed. The runoff from the proposed development will be collected using conventional roof drains, catch basins, and manhole system. The collection system was designed to convey the 10-year storm without overtopping any of the proposed catch basins on site. Underground detention chambers have been designed to accept stormwater runoff from the roof and majority of the developed area. To provide pretreatment of stormwater entering the two detention systems inlets, two filter fabric wrapped Isolator Rows<sup>®</sup>, have been provided to enhance the removal of total suspended solids ("TSS"). In addition, catch basins with sumps are to be constructed to prevent discharge of sediments. As a result, discharge of treated stormwater will not result in a significant impact to receiving wetlands or watercourse and represent a marked improvement over existing conditions, particularly with respect to water quality improvements. Complete details of the proposed stormwater management system are provided in Langan's stormwater management report, separately attached and provided under separate cover.

### **Conclusion**

Wetland and upland review area impacts associated with the proposed One Park development are unavoidable due to the location of resources on the Subject Property and the proposed development program needs. All direct wetland impacts are proposed to occur along or proximate to the wetland boundary edge in historically disturbed areas with the majority of the impact associated with the construction of a compensatory flood storage area. Both direct and indirect wetland impacts will be compensated for through a comprehensive wetland mitigation plan including the planting and maintenance of a "No Mow" zone that will reestablish a dense vegetated buffer to Wetland 1 and the interior perennial stream. In addition, stormwater inputs into Wetland 1 will be improved through the removal/abandonment of four existing outfalls and replacing them with new stormwater outfalls that will be located near the wetland edge (and not directly discharging into the watercourse). This will allow for additional attenuation of pretreated stormwater through the wetlands prior to discharging as sheet flow or recharge into the watercourse. No direct or indirect impacts are proposed to Wetland 2. Considering the degraded nature of Wetland 1 and adjoining upland areas on the Subject Property and the mitigation of these losses through wetland enhancement, the proposed regulated activities will not result in a significant impact to wetland resources of the Town of West Hartford or a loss to existing functions or values currently supported by this wetland. In fact, some functions and values to Wetland 1 will be enhanced by the proposed wetland mitigation plan.

Therefore, on behalf of the Applicant we respectfully request the Town of West Hartford Inland Wetlands and Watercourses Agency issue a permit for the proposed One Park development.

If you have any questions regarding the above-referenced information, please feel free to contact me by telephone at (860) 663-1697 ext. 201 or at [dgustafson@allpointstech.com](mailto:dgustafson@allpointstech.com) and we look forward to discussing this matter further.

Sincerely,

All-Points Technology Corporation, P.C.

A handwritten signature in black ink that reads "Dean Gustafson". The signature is written in a cursive, flowing style.

Dean Gustafson  
Professional Soil Scientist



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:  
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106  
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: Click Here for Year month: Click Here for Month
2. CHOOSE ACTION TAKEN (see instructions for codes): Click Here to Choose a Code
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): West Hartford  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
6. LOCATION (click on hyperlinks for information): USGS quad map name: Hartford North or quad number: 37  
subregional drainage basin number: 4400
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): LEX-LAZ West Hartford, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): 27 Park Road & 14 Ringgold Street  
briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: Residential Apartments
9. ACTIVITY PURPOSE CODE (see instructions for codes): C
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 10, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):  
wetlands: 0.30 acres open water body: 0.00 acres stream: 0.00 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 3.83 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 1.19 acres

DATE RECEIVED:

**PART III: To Be Completed By The DEEP**

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO